

# CITY OF MANCHESTER

## PLANNING AND ZONING COMMISSION MEETING MINUTES JULY 27, 2015

### COMMISSIONERS

Jason Truesdell, Chairman (2018)  
James Labit, Secretary (2016)  
Joni Korte (2016)  
Tom Brown (2017)  
Jack Fluchel (2019)  
Mark Smith (2018)  
Dave Willson, Mayor

### CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member  
Melissa Barklage, Recording Secretary

### CASES

### REPRESENTATIVES OF CASES

- A. **CASE #15-TXT-004** – A text amendment is proposed to section 405.280.e.4 of the City's Zoning Code by adding thereto a new subsection (n) permitting beer and wine gardens in the "H" Historic district
- B. **CASE #15-SP-007** – A request for Site Plan Approval has been made by Paula Arbuthnot of Kremer Design Group, for the addition of a new parking lot at 211 Henry Avenue. The property is zoned R-1 Single Family Residential District with a Historic District overlay.
- Melissa Barklage  
Planning and Zoning Administrative Assistant
  - **Paula Arbuthnot**  
200 Pecan Dr.  
St. Louis, MO 63125  
636-575-6646  
Kremer Design Group
  - **Ken Aston**  
211 Henry Ave.  
Manchester, MO 63011  
314-799-5018

## 1. CALL TO ORDER

Chairman Truesdell called the Planning & Zoning Commission meeting of July 27, 2015 to order at 7:01 p.m.

## 2. ROLL CALL

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Excused	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Excused		
Mayor David Willson	Excused	Melissa Barklage, Recording Secy	Present

## 3. APPROVAL OF MINUTES

Commissioner Labit made the motion to approve the minutes of June 22, 2015. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

4. APPROVAL OF AGENDA

Chairman Truesdell asked if there were any changes to the agenda. Commissioner Labit made the motion to amend the agenda by switching positions of cases A and B. Chairman Truesdell seconded; motion to amend the agenda approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

Chairman Truesdell asked if there was a motion to approve the agenda as modified. Commissioner Labit made the motion to approve the agenda as modified. Motion seconded by Commissioner Korte; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

5. OLD BUSINESS

A. No Old Business

6. NEW BUSINESS

- B. CASE #15-SP-007** – A request for Site Plan Approval has been made by Paula Arbuthnot of Kremer Design Group, for the addition of a new parking lot at 211 Henry Avenue. The property is zoned R-1 Single Family Residential District with a Historic District overlay.

Speaking for the case is Paula Arbuthnot. Ms. Arbuthnot described the previous commercial and office use of the two-story townhouse located on 211 Henry and that its owner would like use the property for a winery or catered events. Current parking configuration is not sufficient for these plans, so more parking spaces are proposed to accommodate a slightly larger crowd.

Recording Secretary Barklage reported that the property is located at the intersection of Henry Avenue and Andersohn Dr. The proposed parking lot will be about 10,000 square feet in size. The Historic District overlay allows for different commercial uses in the R-1 Single Family Residential District. Plans for turning the property into a restaurant or wine and beer garden would require more parking. There are currently 14 parking spaces on the western side of the lot. The proposed parking lot would add 22 new parking spaces, which would be in compliance with parking regulations. Recording Secretary Barklage added the condition that if the site plan is approved this evening, it would only be on the condition that the zoning text amendment, which allows a beer and wine garden, is accepted by the Board of Alderman and becomes an allowable use in the “H” Historic District. It is recommended that both travel to the Board of Alderman at the same time. Alderman Clement verified that the Board of Alderman is aware of this plan.

Commissioner Labit asked about storm water abatement and display area. Ms. Arbuthnot said Mr. Aston would use the display area for displaying something historic like an antique fire truck. Since the addition of the parking lot is 2 CFS or less, no storm water is required. Commissioner Labit asked if there would be a curb around the display area. Ms. Arbuthnot reported that it is proposed as being just concrete with no curb. At this time there is no curb along Henry Avenue and there are no plans for curbing along the parking lot because it will create more water buildup and channel in a different way. She emphatically believes that there is no need for a curb because the watershed of the parking lot is designed in a thin linear flow instead of a directed channel.

Commissioner Korte asked about the time frame. Mr. Aston hopes to open this fall, but he says there is no guarantee. He has been interviewing restaurant and wine and beer garden operators and has narrowed it down to two qualified potential partners. Commissioner Korte asked about what kind of services they will plan to offer and the hours of operation. Mr. Aston plans on a beer and wine garden that serves liquor and food. The hours of operation are not defined yet, but Mr. Aston thinks it will probably be open until 1 am and that part will be open for coffee and pastries, with no plans for lunch. He views it as more of a wine and beer garden than a restaurant, defined by the ambiance and location, not the food.

Commissioner Korte asked about reservations for private parties and events. Mr. Aston anticipates that it is a possibility, though not a goal as of now.

Commissioner Smith asked about who has jurisdiction over Henry Avenue because someone will have to permit the curb cuts. Mr. Aston said the road is owned by Manchester. Ms. Arbuthnot believes it falls under the City of Manchester's jurisdiction. Commissioner Smith stated that he wanted to know who owns Henry Avenue because he had concerns about a curb cut on a significant city street.

Alderman Clement asked if there would be a pattern in the concrete or something to mimic the historic property. Mr. Aston reports that the southern edge of the parking lot is almost equal to the front line of the farm house to create a huge front yard buffer. There are plans to landscape that yard and to add another gazebo. More aesthetically pleasing material would cause problems in the summer and winter. Ms. Arbuthnot pointed out that patterned concrete loses its quality quickly in commercial uses. Alderman Clement congratulated them on exploring the possibility of an alternative and asked about the trees and landscaping on the eastern edge. The trees are full and will stay.

Chairman Truesdell verified that Mr. Aston owns the other cabin on the property.

Chairman Truesdell made the motion to table the vote of CASE #15-SUP-007, pending discussion of CASE #15-TXT-004. Chairman Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
3	1	0	3

Commissioner Labit – Nay	Mayor Willson – Excused
Commissioner Fluchel – Excused	Chairman Truesdell – Excused
Commissioner Korte – Aye	Commissioner Smith – Aye
Commissioner Brown – Excused	

Not enough votes to table the discussion.

Chairman Truesdell made the motion to approve CASE #15-SP-007 with the condition that the Board of Alderman pass the text amendment to section 405.280.e.4. No second to the motion was heard.

Commissioner Labit made the motion on CASE #15-SP-007 to approve the site plan as presented. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

- A. **CASE #15-TXT-004** – A text amendment is proposed to section 405.280.e.4 of the City's Zoning Code by adding thereto a new sub-section (n) permitting beer and wine gardens in the "H" Historic district.

Recording Secretary Barklage reported that the text amendment is an amendment to the Zoning Code for the Historic District to include an additional use. There are currently 13 permitted uses, none of which are Special Use. The Zoning Code reads that these permitted uses specified herein are anticipated to generate minimal traffic volumes and to create a community character. The amendment is to include a beer and wine garden, including the sale of food and liquor to be consumed on the premises and for a limited break menu, including coffees and pastries. This would only apply to those within the Historic District, not any other Commercial Districts.

Commissioner Korte asked what the other 13 permitted uses of the Historical District are. Recording Secretary Barklage reported that the current permitted uses include medical and dental offices, professional offices for occupations such as engineer, attorney, or CPA, floral shops, gift shops, curtain and drapery sales, picture and framing shops, art galleries, optical stores, manufacturers' representative where stock is stored off premises, arts and crafts classes, antique stores, bed and breakfast establishments, and single-family residential dwelling. Commissioner Korte wants to make sure that the

language of the amendment covers all future uses for this business. Alderman Clement reported that this amendment has gone through quite a few reviews. If the business wants to expand their sales, they will have to apply for another Special Use.

Alderman Clement believes this will be a nice use of the space and a good addition to Manchester.

Commissioner Labit also believes it will be a good addition but is concerned about the narrowness of the wording of the addition or if it should be more broad to be inclusive of other restaurants that would like an outdoor portion. Alderman Clement said the narrowness was to not open the Historic District up to other uses. Ms. Arbuthnot reminded the Commission that Mr. Aston was instrumental in the development of the Historic District and that beer and wine gardens are a niche restaurant perfect for historic buildings. Mr. Aston described his history with the house and explained that he thinks the use should be restricted. Chairman Truesdell asked why this is a Permitted Use instead of a Special Use Permit. Alderman Clement said that the Historic District is so small and Recording Secretary Barklage reported that there are only three properties zoned Residential with a Commercial Historic Overlay: 210, 211, and 218 Henry Avenue. Commissioner Labit asked if the inclusion of the sale of food sufficiently covers the restaurant aspect of the Mr. Aston's plans. Alderman Clement reiterated that it was drafted by the City Attorney.

Chairman Truesdell made the motion to make a favorable recommendation on CASE #15-TXT-004. Commissioner Labit seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

**7. PLANNING AND ZONING DIRECTOR'S REPORT**

Recording Secretary Barklage reported that a case recently came in and there may be another one soon, so there will be a meeting in two weeks. Joey B's is doing a lot of work on the building. The Culvers project is still moving forward, but there is an escrow deposit they have to put down before starting the work and they have not yet closed on the property.

**8. EX-OFFICIO'S REPORT**

Alderman Clement reported that the last few Board of Alderman meetings have dealt with and approved the Special Use Permits for Sushi Ai, Marshall's property, and Tokyo Steakhouse. ATA Martial Arts Center was moved up to emergency legislation.

**9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION**

There were no comments.

**10. ADJOURNMENT**

Commissioner Korte made the motion to adjourn the Planning and Zoning Commission meeting of July 27, 2015, at 7:53 p.m. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

Respectfully submitted by:  
Melissa Barklage, Recording Secretary

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